

ISABELLA COUNTY
PLANNING COMMISSION

July 12, 2012

A Regular Meeting of the Isabella County Planning Commission was held on July 12, 2012 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT: Jerry Neyer, Cheryl Jindeel, William Dailey, Gordon Gilchrist, Evelyn Kent, Kelly Bean, Christine Alwood.

MEMBERS ABSENT: Joel Welty, Bob Thompson.

SUPPORT STAFF PRESENT: Tim Nieporte, Community Development Director
Mike Zalewski, Zoning Administrator
Brandy Harger, Recording Secretary

The meeting was called to order by Vice-Chairperson Neyer at 7:00 p.m.

The Pledge of Allegiance was recited by the Commission.

APPROVAL OF AGENDA

A motion was made by Mr. Dailey, supported by Ms. Alwood, to approve the agenda as submitted.

Yes: Neyer, Jindeel, Dailey, Gilchrist, Kent, Bean, Alwood.
No: None.

Motion carried.

PREVIOUS MINUTES

Minutes of the June 14, 2012 regular meeting were circulated to the Commission prior to the meeting for their review.

Ms. Alwood stated that she would forward staff grammatical changes.

A motion was made by Ms. Alwood, supported by Ms. Kent to approve the minutes as amended.

Yes: Neyer, Jindeel, Dailey, Gilchrist, Kent, Bean, Alwood.
No: None.

Motion carried.

LIAISON REPORTS

Zoning Board of Appeals – Mr. Gilchrist stated that there is nothing to report at this time.

Parks & Recreation – Ms. Alwood reported that there will be a millage on the ballot for up to .35 mills to fund the Parks & Recreation Department.

Board of Commissioners - Mr. Dailey reported that the Board of Commissioners approved a proposal from

HATS to add a wing onto the Animal Shelter. There was an approval of a GIS data sharing plan with Midland County so as to aid in emergency situations.

TOWNSHIP CONCERNS

Jackie Curtis, Denver Township, none heard.

Bob Neeland, Isabella Township, none heard.

PUBLIC COMMENT

Ms. Jackie Curtis stated that she has been delivering the Parks and Recreation millage literature to her meal sites. She also stated that she would like to be notified when the Urban Agriculture subcommittee is meeting as she would like to attend.

MASTER PLAN UPATE

Mr. Nieporte stated that staff has been in the process of reviewing the 2010 census data and preparing the necessary changes to the Master Plan to update it accordingly. The proposed changes are all related to the updated 2010 census information and other updated data (i.e. 2007 Census of Agriculture). There are no philosophical changes to the Plan. The Commission will have an opportunity to review the proposed changes and can finalize them at the August meeting. In the meantime, in order to start the process of amending the Plan, the Commission must send out the 'notice of intent' to amend the Plan to the required entities.

Mr. Nieporte presented changes of the Master Plan to the Planning Commission.

A motion was made by Ms. Alwood, supported by Ms. Jindeel to direct staff to send out the notice of intent for updating the County Master Plan.

Yes: Neyer, Jindeel, Dailey, Gilchrist, Kent, Bean, Alwood.
No: None.

Motion carried.

PUBLIC COMMENT

None heard.

STAFF COMMENTS

Mr. Nieporte stated that there were two businesses in the county that recently had fires. Staff began discussing the requirements for Rural Production Processing Facilities as they discussed rebuilding with the applicant. Staff has researched the issue and believes it would be reasonable to change the maximum building square footage from 5,000 square feet to 10,000 square feet.

Mr. Gilchrist stated that he is not in favor of the 3% maximum requirement; why not just drop it out completely. The applicant would have to comply with the setback requirements anyway.

Mr. Nieporte stated that the 3% could be dropped if the Planning Commission felt they wanted to do that. Staff did not study that aspect of it because there has not been a problem with that before. Staff was also wanting to set a public hearing for next month to get businesses back up and running. We will have to bring this back next month after doing more research.

Mr. Neyer asked Mr. Gilchrist if it would be acceptable leave the 3% requirement in the language for now just to get a public hearing set and get people back in business.

Mr. Gilchrist stated that he could go along with that in order to solve an immediate problem.

Mr. Nieporte stated that staff would like to have a motion for setting a public hearing for this as well as the communication tower information that was given to the commission last month.

A motion was made by Mr. Dailey, supported by Ms. Jindeel to set a public hearing for August 9, 2012 at 7:00 pm in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan; to make changes to Rural Production Processing Facilities and Communication Towers.

Yes: Neyer, Jindeel, Dailey, Gilchrist, Kent, Bean, Alwood.
No: None.

Motion carried.

Mr. Zalewski stated that he received a notice of intent from the City of Mt. Pleasant that they will be amending their Master Plan. They will be sending it for review as soon as it is complete. He also explained that Malley Transport may be requesting a special meeting later this month.

PLANNING COMMISSIONER'S COMMENTS

None heard.

ADJOURNMENT

The meeting was adjourned by the call of the Vice-Chairperson at 7:43 p.m.

Christine Alwood, Secretary

Brandy Harger, Recording Secretary